

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 EXMOOR STREET BONNIE BROOK VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 USTICA STREET DEANSIDE VIC 3336	\$315,000	15-May-26
18 KNOTTY ROAD BONNIE BROOK VIC 3335	\$345,000	25-Mar-26
3 PASOFINO DRIVE BONNIE BROOK VIC 3335	\$317,000	09-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 June 2026

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5 USTICA STREET DEANSIDE VIC 3336

Sold Price

^{RS} **\$315,000**

Sold Date **15-May-26**

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Distance **2.98km**



18 KNOTTY ROAD BONNIE BROOK VIC 3335

Sold Price

\$345,000

Sold Date **25-Mar-26**

 4  2  2

Distance **0.29km**



3 PASOFINO DRIVE BONNIE BROOK VIC 3335

Sold Price

\$317,000

Sold Date **09-Dec-25**

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Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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